095.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,331,800	/	1,331,800
USE VALUE:	1,331,800	/	1,331,800
ASSESSED:	1,331,800	/	1,331,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
388		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASERIAN MARGUERITE/ TRUSTEE
Owner 2:	MARGUERITE MASERIAN REVOCABL
Owner 3:	TRUST
Street 1:	33 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MASERIAN MARGUERITE -
Owner 2:	-
Street 1:	33 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .429 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Stucco Exterior and 3209 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

Norman Maserian

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	18674.000	709,500	4,800	617,500	1,331,800
Total Card	0.429	709,500	4,800	617,500	1,331,800
Total Parcel	0.429	709,500	4,800	617,500	1,331,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.08 | /Parcel: 415.08

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62087
GIS Ref	
GIS Ref	
Insp Date	06/16/09

!7781!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	709,500	4800	18,674.	617,500	1,331,800		Year end	12/23/2021
2021	101	FV	686,500	4800	18,674.	617,500	1,308,800		Year End Roll	12/10/2020
2020	101	FV	686,100	4800	18,674.	617,500	1,308,400	1,308,400	Year End Roll	12/18/2019
2019	101	FV	514,500	4800	18,674.	617,500	1,136,800	1,136,800	Year End Roll	1/3/2019
2018	101	FV	514,500	4800	18,674.	529,300	1,048,600	1,048,600	Year End Roll	12/20/2017
2017	101	FV	514,500	4800	18,674.	494,000	1,013,300	1,013,300	Year End Roll	1/3/2017
2016	101	FV	514,500	4800	18,674.	423,500	942,800	942,800	Year End	1/4/2016
2015	101	FV	483,600	4900	18,674.	379,300	867,800	867,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:10:03

LAST REV

Date	Time
07/17/20	10:17:00
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7781

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASERIAN MARGUE	71666-355	1	9/26/2018	Convenience	1	No	No		Mary Maserian dod 1/26/1979
DEMARIANO PAUL	12578-170		1/14/1974		52,000	No	No		

USER DEFINED

Prior Id # 1:	62087
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2020	Mail Update	MM	Mary M
6/16/2009	Measured	189	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		18674		Sq. Ft.	Site		0	70.	0.47	4			Med. Tr	-10					617,537						617,500	

Total AC/HA:	0.42870	Total SF/SM:	18674	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	617,537	Spl Credit		Total:	617,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	5 - Tile		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.97725570
Const Adj.:	1.03009701
Adj $ / SQ:	135.900
Other Features:	62500
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	871637
Depreciation:	162125
Depreciated Total:	709513

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

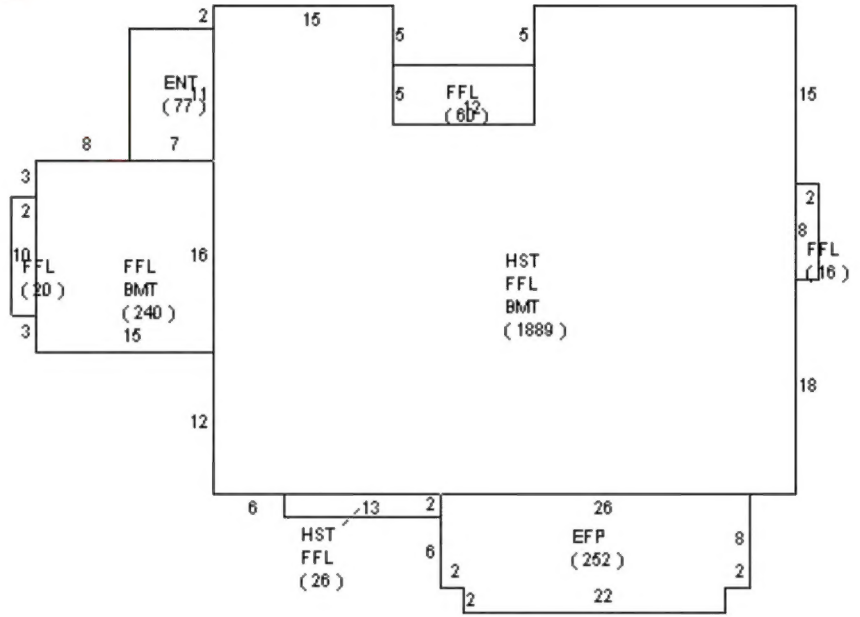
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,251	135.900	305,911
BMT	Basement	2,129	40.770	86,799
HST	Half Story	958	135.900	130,124
EFP	Enclos Porch	252	39.170	9,872
ENT	ENTRY	77	23.440	1,805

Net Sketched Area:	5,667	Total:	534,511
Size Ad	3208.5	Gross Area	6624	FinArea	3209
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.41
Special Features:	0	Val/Su Net:	125.20
Final Total:	709500	Val/Su SzAd	221.13

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1930	27.63	T	40	101			3,300			3,300
22	Wood Deck	D	Y	1	10X15	A	AV	1990	12.67	T	23.2	101			1,500			1,500

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800